



STAFF ANALYSIS

STATE PUBLIC WORKS BOARD

Friday, July 23, 2021 at 1:00 pm

This meeting will take place virtually and can be accessed through the following link or phone numbers*:

<https://us06web.zoom.us/j/86016244256?pwd=WUZ6SkVlMU1TUXNVeVlKZnNlV3ZMUT09>

Meeting ID: 860 1624 4256

Passcode: &dy#6gtm

Or

Phone: (669) 219 2599**

(669) 900 9128**

(213) 338 8477**

Meeting ID: 860 1624 4256

Passcode: 48679151

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*Due to the Governor's proclamation of a State of Emergency resulting from the threat of COVID-19, and pursuant to the Governor's Executive Order N-29-20, as withdrawn and replaced on June 11, 2021, by Executive Order N-08-21, the Board meeting will take place entirely virtually on July 23, 2021. Members of the Board will participate in this meeting remotely via telephonic or video conference. The meeting may be observed through the Zoom link and telephone number identified above. If using the Zoom platform, please install the Zoom application and enter the virtual conference room prior to the 10:00 a.m. meeting start time. Members of the public may participate through telephone, the Zoom platform, or by submitting public comment in advance. If members of the public wish to submit comments in advance, the Board asks members of the public to provide written comments to Kat.Lee@dof.ca.gov prior to the meeting. To the extent possible, all written comments will be distributed to the members of the Board prior to the meeting.

** This phone number IS NOT a toll free number.

Pursuant to section 11125 of the Government Code, notice of all Board meetings will be given at least ten days in advance and such notice must include a copy of the agenda. Members of the public may address the Board prior to it taking action on any matter in the agenda.

This notice and the Board agenda for the current month are available on the State Public Works Board website. [Please click here to view](#). The full Board member briefing package is available upon request. Please send an email to Kat.Lee@dof.ca.gov.

Individuals who need disability-related accommodation, including auxiliary aids for effective participation at this public meeting are invited to make their requests and preferences known to Kat Lee at (916) 445-9694 or e-mail to Kat.lee@dof.ca.gov, five days prior to the meeting.

BOND ITEMS

BOND ITEM—1

DEPARTMENT OF GENERAL SERVICES (7760)

SACRAMENTO REGION: GREGORY BATESON BUILDING RENOVATION

SACRAMENTO COUNTY

*Authority: 2018 Budget Act, Item 7760-301-0001 (2);
2021 Budget Act, Item 7760-301-0660 (1)*

Consider adoption of a resolution to:

- 1) Authorize actions to be taken to provide for interim financing and declare the official intent of the Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.**
- 2) Authorize the sale of lease revenue bonds.**
- 3) Approve the form of and authorize the execution and delivery of a Project Delivery Agreement between the Department of General Services and the Board.**
- 4) Authorize and direct Executive Director and Deputy Directors to take any and all such actions and to execute and deliver any documents as may be necessary to carry out the purpose of this resolution.**

Total Bond Appropriations

\$191,585,000

STAFF ANALYSIS ITEM—1

Department of General Services
Sacramento Region: Gregory Bateson Building Renovation
Sacramento County

Action Requested

If approved, the requested action would adopt a resolution authorizing actions to be taken to provide for interim financing, authorize the sale of lease revenue bonds, and other related actions.

The Legislature has authorized the Board to issue lease revenue bonds to finance certain costs for this project. It is anticipated that certain capital expenditures will need to be made prior to the Board issuing bonds for this project. The proposed resolution will authorize actions to be taken to cause interim loans to be made from the General Fund or the Pooled Money Investment Account to pay for these costs. The proposed resolution also authorizes the sale of lease revenue bonds for the reimbursement of capital expenditures for the project and repayment of the interim loans.

Scope Description

This project is within scope. The comprehensive renovation of the Gregory Bateson Building will incorporate improvements to fire and life safety; accessibility; repairs to historic elements that are deteriorating or causing deterioration; hazardous materials removal; replacement of the plumbing and heating, ventilating and air conditioning systems; and replacement of the electrical, telecommunications and security systems. The project includes restoration of historic elements and provides a new office layout using modular furniture and optimizing occupant density. The project will target Zero Net Energy.

Funding and Cost Verification

The project is within cost. The Budget Act of 2018 provided \$5,213,000 for the performance criteria phase of this project, and the Budget Act of 2021 provides \$191,585,000 for the design-build phase.

\$196,798,000	Total authorized project costs
\$196,798,000	Total estimated project costs
\$5,213,000	Costs previously allocated for performance criteria
\$191,585,000	Project costs to be allocated for design-build: \$13,991,000 preconstruction phase (\$12,351,000 contract, \$450,000 A&E, \$1,190,000 other project costs); and \$177,594,000 progressive design-build phase (\$152,328,000 contract/GMP, \$11,528,000 contingency, \$3,527,000 A&E, and \$10,211,000 other project costs)

CEQA

The Notice of Determination was filed with the State Clearinghouse on October 11, 2019, and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on January 7, 2020, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Start Preconstruction Phase	September 2021
Approve Guaranteed Maximum Price	January 2022
Award Design-Build Contract	February 2022
Start Construction	March 2022
Estimated project completion	November 2024

Staff Recommendation: Adopt resolution.

MINUTES

Staff have reviewed the minutes from the June 11, 2021 and June 23, 2021 meetings and recommend approval.

Staff Recommendation: Approve minutes from the June 11, 2021 and June 23, 2021 meetings.

CONSENT ITEMS

CONSENT ITEM—1

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)

BADGER FIRE STATION: REPLACE FACILITY

TULARE COUNTY

Authority: 2006 Budget Act, Item 3540-301-0660 (6) as reappropriated by the 2008, 2009, 2011, 2013, 2016, and 2019 Budget Acts
2014 Budget Act, Item 3540-301-0660 (16) as reappropriated by the 2016 Budget Act
2017 Budget Act, Item 3540-301-0660 (1) as reappropriated by the 2019 Budget Act

Consider approving an augmentation	\$667,000
(7.0 percent of total project appropriations)	
(17.0 percent cumulative)	

STAFF ANALYSIS ITEM—1

Department of Forestry and Fire Protection
Badger Forest Fire Station: Replace Facility
Tulare County

Action Requested

If approved, the requested action will approve an augmentation.

Scope Description

The project is within scope. The project consists of the construction of a new, single-engine forest fire station based on the Department of Forestry and Fire Protection's (CAL FIRE) February 2003 Facility Program Policy Guidelines on the existing, state-owned, seven-acre site. The new facility includes a 3,200 square foot (sf) 8-bed barracks/mess hall building; an approximately 2,000 sf two-bay apparatus building; and a pump house/generator building. Site work includes paving, sewer, water, curbs,

sidewalks, gas, electrical, telephone, irrigation, grading, compaction, landscaping, and all associated utilities and appurtenances. The project also includes the demolition of the existing apparatus and barracks building and associated site improvements after the new station is built.

Funding and Cost Verification

This project is not within cost. A total of \$9,551,000 lease revenue bonds was appropriated in the 2006, 2014, and 2017 Budget Acts (\$580,000 preliminary plans, \$579,000 working drawings, and \$8,392,000 construction). Two previous augmentations totaled \$952,000. An additional augmentation in the amount of \$667,000 (7.0 percent of total project appropriations and 17.0 percent cumulative) is needed for the completion of the construction phase. Specifically, the augmentation is needed to address project delays, additional regulatory inspections, unforeseen site conditions, quality assurance travel, extended cost of builders risk insurance, and replenishment of project contingency. The project is 70 percent complete with an estimated completion date of September 2021.

On July 2, 2021, the Department of Finance notified the chairs of the Joint Legislative Budget and fiscal committees in each house of its intent to recommend the Board approve the augmentation no sooner than 20 days from that date.

\$10,504,000 Total authorized project cost

\$11,171,000 Total estimated project costs

\$10,504,000 Costs previously allocated: \$580,000 preliminary plans, \$579,000 working drawings, \$9,345,000 construction (\$6,778,000 contract, \$1,284,000 contingency, \$576,000 A&E, \$669,000 other project costs, and \$38,000 agency retained)

\$ 667,000 Requested augmentation: \$352,000 contingency, \$161,000 A&E, and \$154,000 other project costs

CEQA

The Department of General Services (DGS), on behalf of CAL FIRE, filed a Notice of Determination with the State Clearinghouse on May 9, 2013 and the statute of limitations expired in June 2013.

Real Estate Due Diligence

DGS, on behalf of CAL FIRE, completed a Summary of Conditions Letter on June 9, 2008 and no significant issues that would adversely affect the beneficial use and quiet enjoyment of this project were identified; this will be updated before bonds are issued for this project.

Project Schedule

Approve preliminary plans	May 2014
Complete working drawings	June 2018
Start construction	December 2018
Complete construction	November 2021

Approve an augmentation.

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
STATEWIDE – REPLACE COMMUNICATIONS FACILITIES, PHASE V
VARIOUS COUNTIES**

Consider approving an augmentation	\$311,000
(7.9 percent of total project appropriations)	
(12.4 percent cumulative)	

Department of Forestry and Fire Protection
Statewide – Replace Communications Facilities, Phase V
Various Counties

If approved, the requested action will approve an augmentation.

The project is within scope. The current project consists of the replacement of existing telecommunications infrastructure at six communication facilities, with new telecommunications towers, vaults and other supporting infrastructure as required, and the addition of a new tower at a seventh site. The scope of the work includes installation of new emergency backup generators, fuel systems, multi-purpose alarms, heating, venting, and cooling systems, and VHF microwave communication equipment complete with all necessary accessories. Site work includes demolition of replaced structures, extension of utilities, road and site paving, and security fencing as site needs dictate. Access roads to each site to be maintained/repaired during and after construction.

This project is not within cost. On July 13, 2020, the Board took an action recognizing an anticipated deficit for this project. On October 9, 2020, the Board, via delegated

authority, authorized a \$175,000 augmentation to the preliminary plans phase of this project. It was originally expected that the working drawings augmentation would be requested immediately after. However, due to technical difficulties, the preliminary plans augmentation was not made available to the Department of Forestry and Fire Protection (CAL FIRE) until April 2021. CAL FIRE is now requesting an augmentation for \$311,000 to the working drawings phase. The increase is needed for the tower consultant to do the tower modeling, drafting and design, incorporate site specific information in the plans, update Geotech reports, and conduct lead and asbestos sampling at one site.

The 2016 Budget Act, Item 3540-301-0001 (3), the 2018 Budget Act, Item 3540-301-0001 (4.5), and the 2019 Budget Act, Item 3540-301-0001 (2.5), appropriated a total of \$3,926,000 General Fund for the preliminary plans and working drawing phases of this project. The increase in the working drawings phase is associated with the change in direction the state has made with tower projects moving forward. Previously, California Office of Emergency Services (OES) would procure and install all state tower equipment. To reduce delays and associated settlement charges, the state has now put the procurement and installation of all tower equipment in the scope for the general contractor. OES provided site specific equipment information, along with installation, testing and inspection procedures to be added to the project construction documents for each site. The design consultant must incorporate all OES provided information into the project construction documents for each site. This augmentation also covers the increase in project costs associated with the additional hazmat sampling at Sierra Vista.

On July 2, 2021, the Department of Finance notified the chairs of the Joint Legislative Budget and fiscal committees in each house of its intent to recommend the Board approve the augmentation no sooner than 20 days from that date.

\$ 4,101,000 Total authorized project cost

\$36,531,000 Total estimated project cost: \$2,032,000 preliminary plans, \$2,360,000 working drawings, \$32,139,000 construction (\$23,425,000 contract, \$1,640,000 contingency, \$2,549,000 A&E, and \$4,525,000 other project costs)

\$ 4,081,000 Project costs previously allocated: \$2,032,000 preliminary plans and \$2,049,000 working drawings

\$ 90,000 Previous fund shift amount: \$90,000 (working drawings to preliminary plans)

\$ 311,000 Requested augmentation: \$311,000 working drawings

\$ 32,139,000 Future funding: \$32,139,000 construction (\$23,425,000 contract, \$1,640,000 contingency, \$2,549,000 A&E, and \$4,525,000 other project costs)

CEQA

The Department of General Services (DGS) filed the following notices for specific sites with the State Clearinghouse on behalf of CAL FIRE on following dates:

Mount Oso: A Notice of Exemption was filed with the State Clearinghouse on January 15, 2019, and the 35-day statute of limitations expired without challenge on February 19, 2019.

Sierra Vista: A Notice of Exemption was filed with the State Clearinghouse on January 18, 2019, and the 35-day statute of limitations expired without challenge.

Pierce: A Notice of Exemption was filed with the State Clearinghouse on September 04, 2018, and the 35-day statute of limitations expired without challenge October 9, 2019.

Banner: A Notice of Determination was filed with the State Clearinghouse on June 6, 2019, and the 35-day statute of limitations expired without challenge July 11, 2019.

Pratt: A Notice of Exemption was filed with the State Clearinghouse on September 04, 2018, and the 35-day statute of limitations expired without challenge October 9, 2019.

Bunchgrass: A Notice of Exemption was filed with the State Clearinghouse on September 04, 2018, and the 35-day statute of limitations expired without challenge October 9, 2019.

Real Estate Due Diligence

DGS completed Summary of Conditions Letters for the following sites on behalf of CAL FIRE on the following dates:

Mount Oso: A Summary of Conditions Letter for this project was completed on April 26, 2019, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Sierra Vista: A Summary of Conditions Letter for this project was completed on May 2, 2019, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Pierce: A Summary of Conditions Letter for this project was completed on May 30, 2019, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Banner: A Summary of Conditions Letter for this project was completed on May 2, 2019, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Pratt: A Summary of Conditions Letter for this project was completed on July 1, 2019, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Bunchgrass: A Summary of Conditions Letter for this project was completed on September 23, 2019, and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	July 2020
Complete working drawings	February 2023
Start construction	August 2023
Complete construction	March 2028

Staff Recommendation: **Approve an augmentation.**

CONSENT ITEM—3

**CALIFORNIA COMMUNITY COLLEGES (6870)
LOS ANGELES COMMUNITY COLLEGE DISTRICT, LOS ANGELES PIERCE COLLEGE:
INDUSTRIAL TECHNOLOGY REPLACEMENT
LOS ANGELES COUNTY**

Authority: 2020 Budget Act, Item 6870-301-6087(20), as reappropriated by the 2021 Budget Act

Consider approving preliminary plans

STAFF ANALYSIS ITEM—3

California Community Colleges
Los Angeles Community College District
Los Angeles Pierce College, Industrial Technology Replacement
Los Angeles County

Action Requested

If approved, the requested action will approve preliminary plans.

Scope Description

This project is within scope. The proposed project includes demolition of two unsafe existing buildings and the construction of a new 29,773 assignable square feet building with space for the Automotive Technology, Electronics, Engineering Design and Technology, Machining, Computer Numerical Control Machining, and Welding programs.

Funding and Project Cost Verification

This project is not within cost. The total estimated cost of the project is \$41,028,000 (\$16,955,000 GO Bond and \$24,073,000 local) compared to \$33,090,000 (\$16,737,000 GO Bond and \$16,353,000 local) at the time of the 2020 Budget Act. This difference reflects that the increase in escalation is more than the reduction in the California Construction Cost Index, with the district funding additional costs. Drivers for the cost increase include the need for a wider fire lane for automotive technology; the complexity of technical spaces, including the need for specialized equipment; electrification of the HVAC system; and more expansive site work to meet storm drain requirements in areas with impervious soils. The state share of the preliminary plan and

working drawing phases were appropriated in the 2020 Budget Act and the state share of construction phase is anticipated in a future budget.

On July 2, 2021, the Department of Finance notified the chairs of the Joint Legislative Budget and fiscal committees in each house of its intent to approve the preliminary plans no sooner than 20 days from that date.

\$2,600,000 Total authorized project cost

\$41,028,000 Total estimated project cost

\$673,000 State costs previously allocated: \$673,000 preliminary plans

\$672,000 Local costs previously allocated: \$672,000 preliminary plans

\$16,282,000 State costs to be allocated: \$509,000 working drawings and
\$15,773,000 construction

\$23,401,000 Local costs to be allocated: \$746,000 working drawings, \$22,624,000
construction, and \$31,000 group II equipment.

CEQA

The district filed a Notice of Determination with the State Clearinghouse on June 10, 2019, and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

Community college districts have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

Approve preliminary plans	July 2021
Complete working drawings	November 2022
Start construction	June 2023
Complete construction	December 2025

Staff Recommendation: **Approve preliminary plans.**

CONSENT ITEM—4

CALIFORNIA COMMUNITY COLLEGES (6870)

LOS ANGELES COMMUNITY COLLEGE DISTRICT, LOS ANGELES TRADE-TECHNICAL

COLLEGE: DESIGN AND MEDIA ARTS

LOS ANGELES COUNTY

Authority: 2020 Budget Act, Item 6870-301-6087(11) as reappropriated by the 2021 Budget Act

Consider approving preliminary plans

STAFF ANALYSIS ITEM—4

California Community Colleges

Los Angeles Community College District

Los Angeles Trade-Technical College, Design and Media Arts

Los Angeles County

Action Requested

If approved, the requested action will approve preliminary plans.

Scope Description

This project is within scope. The proposed project includes demolition of the existing Sage Hall and the construction of a new, three-story, 59,240 assignable-square-foot (ASF) instructional building consisting primarily of laboratory, lecture, and office spaces to fulfill the instructional needs of their Digital Video and Audio, Digital Media Mobile Applications and Web Design, Fashion Design, Fashion Merchandising, Fashion Technology, Sign Graphics, Tailoring, and Visual Communications programs.

Funding and Project Cost Verification

This project is not within cost. The total estimated cost of the project is \$84,841,000 (\$35,671,000 GO Bond and \$49,170,000 local) compared to \$69,741,000 (\$35,317,000 GO Bond and \$34,424,000 local) at the time of the 2020 Budget Act. This difference reflects that the increase in escalation is more than the reduction in the California Construction Cost Index, with the district funding additional costs. Drivers for the cost increase include the specialized space and equipment for the Digital Media Lab, a freight elevator for large items (e.g. fabric rolls, graphics materials/boards), and energy efficiencies such as additional photovoltaics, centralized steam, a perforated façade, and electrification of the HVAC system. The state share of the preliminary plan and working drawing phases were appropriated in the 2020 Budget Act and the state share of the construction phase is anticipated in a future budget.

On July 2, 2021, the Department of Finance notified the chairs of the Joint Legislative Budget and fiscal committees in each house of its intent to approve the preliminary plans no sooner than 20 days from that date.

\$5,279,000 Total authorized project cost

\$84,841,000 Total estimated project cost

\$1,370,000 State costs previously allocated: \$1,370,000 preliminary plans

\$1,369,000 Local costs previously allocated: \$1,369,000 preliminary plans

\$34,301,000 State costs to be allocated: \$1,040,000 working drawings and \$33,261,000 construction

\$47,801,000 Local costs to be allocated: \$1,500,000 working drawings, \$45,670,000 construction, and \$631,000 group II equipment.

CEQA

The district filed a Notice of Determination with the State Clearinghouse on May 9, 2019, and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

Community college districts have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

Approve preliminary plans	July 2021
Complete working drawings	February 2023
Start construction	September 2023
Complete construction	March 2026

Staff Recommendation: **Approve preliminary plans.**

CONSENT ITEM—5

CALIFORNIA COMMUNITY COLLEGES (6870)
LOS ANGELES COMMUNITY COLLEGE DISTRICT, LOS ANGELES VALLEY COLLEGE:
ACADEMIC BUILDING 2
LOS ANGELES COUNTY

Authority: 2020 Budget Act, Item 6870-301-6087(5), as reappropriated by the 2021 Budget Act

Consider approving preliminary plans.

STAFF ANALYSIS ITEM—5

California Community Colleges
Los Angeles Community College District
Los Angeles Valley College, Academic Building 2
Los Angeles County

Action Requested

If approved, the requested action will approve preliminary plans.

Scope Description

This project is within scope. The proposed project includes demolition of the existing Humanities, Foreign Language, and Engineering buildings and the construction of a new 34,451 assignable square feet Academic building with space for the English, English as a Second Language, Speech Communications, Foreign Language, Sociology and Ethnic Studies, Media Arts, and Machine/Computer Technology programs.

Funding and Project Cost Verification

This project is not within cost. The total estimated cost of the project is \$57,297,000 (\$23,801,000 GO Bond and \$33,496,000 local) compared to \$47,131,000 (\$23,852,000 GO Bond and \$23,279,000 local) at the time of the 2020 Budget Act. This difference reflects that the increase in escalation is more than the reduction in the California Construction Cost Index, with the district funding additional costs. During early coordination, the Division of State Architecture, the local Fire Marshal, and the design team, identified the need to add a fire lane, a new accessible pathway, utility tunnel work, and more expansive site work to meet storm water draining requirements in areas with impervious soils. The state share of the preliminary plan and working drawing phases were appropriated in the 2020 Budget Act and the state share of construction phase is anticipated in a future budget.

On July 2, 2021, the Department of Finance notified the chairs of the Joint Legislative Budget and fiscal committees in each house of its intent to approve the preliminary plans no sooner than 20 days from that date.

\$3,580,000 Total authorized project cost

\$57,297,000 Total estimated project cost

\$931,000 State costs previously allocated: \$931,000 preliminary plans

\$931,000 Local costs previously allocated: \$931,000 preliminary plans

\$22,870,000 State costs to be allocated: \$706,000 working drawings and
\$22,164,000 construction

\$32,565,000 Local costs to be allocated: \$1,012,000 working drawings, \$30,795,000
construction, and \$758,000 group II equipment.

CEQA

The district filed a Notice of Determination with the State Clearinghouse on February 7, 2020, and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

Community college districts have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

Approve preliminary plans	June 2021
Complete working drawings	November 2022
Start construction	May 2023
Complete construction	August 2025

Staff Recommendation: **Approve preliminary plans.**

CONSENT ITEM—6

**CALIFORNIA COMMUNITY COLLEGES (6870)
LOS ANGELES COMMUNITY COLLEGE DISTRICT, WEST LOS ANGELES COLLEGE: PLANT
FACILITIES SHOP REPLACEMENT
LOS ANGELES COUNTY**

Authority: 2020 Budget Act, Item 6870-301-6087 (15) as reappropriated by the 2021 Budget Act

Consider approving preliminary plans

STAFF ANALYSIS ITEM—6

California Community Colleges
Los Angeles Community College District
West Los Angeles College, Plant Facilities/Shops Replacement
Los Angeles County

Action Requested

If approved, the requested action will approve preliminary plans.

Scope Description

This project is within scope. The proposed project includes demolition of the existing bungalows and storage structure and construction of a new 13,211 assignable-square-foot plant facilities and shops building on the same plot.

Funding and Project Cost Verification

This project is not within cost. The total estimated cost of the project is \$14,138,000 (\$5,751,000 GO Bond and \$8,387,000 local) compared to \$11,505,000 (\$5,788,000 GO Bond and \$5,717,000 local) at the time of the 2020 Budget Act. This difference reflects that the increase in escalation is more than the reduction in the California Construction Cost Index, with the district funding additional costs. Drivers of the cost increase include an underestimate of the costs associated with the building shell, increased grading to achieve a flat site for shops and yards, and more expansive site work to meet storm drain requirements in areas with impervious soils. The state share of the preliminary plan

and working drawing phases were appropriated in the 2020 Budget Act and the state share of construction phase is anticipated in a future budget.

On July 2, 2021, the Department of Finance notified the chairs of the Joint Legislative Budget and fiscal committees in each house of its intent to approve the preliminary plans no sooner than 20 days from that date.

\$979,000 Total authorized project cost

\$14,138,000 Total estimated project cost

\$252,000 State costs previously allocated: \$252,000 preliminary plans

\$252,000 Local costs previously allocated: \$252,000 preliminary plans

\$5,499,000 State costs to be allocated: \$193,000 working drawings and \$5,306,000 construction

\$8,135,000 Local costs to be allocated: \$13,000 preliminary plans, \$269,000 working drawings, \$7,846,000 construction, and \$7,000 group II equipment.

CEQA

The district filed a Notice of Determination with the State Clearinghouse on August 5, 2020, and the 30-day statute of limitations expired without challenge.

Real Estate Due Diligence

Community college districts have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

Approve preliminary plans	July 2021
Complete working drawings	August 2022
Start construction	May 2023
Complete construction	December 2024

Staff Recommendation: **Approve preliminary plans.**

CONSENT ITEM—7

CALIFORNIA COMMUNITY COLLEGES (6870)

WEST VALLEY-MISSION COMMUNITY COLLEGE DISTRICT, MISSION COLLEGE: PERFORMING ARTS BUILDING SANTA CLARA COUNTY

Authority: 2020 Budget Act, Item 6870-301-6087 (4) as reappropriated by the 2021 Budget Act

Consider approving preliminary plans

STAFF ANALYSIS ITEM—7

California Community Colleges
West Valley-Mission Community College District
Mission College: Performing Arts Building
Santa Clara County

Action Requested

If approved, the requested action will approve preliminary plans.

Scope Description

This project is within scope. The proposed project includes construction of a new 21,605 assignable square foot Performing Arts building that would promote a complete campus concept for facilities and enhance instructional programs for students.

Funding and Project Cost Verification

This project is not within cost. The total estimated cost of the project is \$54,712,000 (\$14,007,000 GO Bond and \$40,704,000 local) compared to \$30,686,000 (\$14,089,000 GO Bond and \$16,597,000 local) at the time of the 2020 Budget Act. This difference reflects that the increase in escalation is more than the reduction in the California Construction Cost Index, with the district funding additional costs. Drivers of the cost increase include an initial underestimate of circulation space needed. For example three exits are required from the lobby and the theater gallery and catwalk areas require separate exits. Ramps were required to meet accessibility requirements, and larger-than-anticipated corridors are necessary to move musical instruments and theatrical equipment. While ASF remains virtually unchanged, gross square footage has increased by 14 percent. In addition to circulation, the district has included non-state supportable parking and adjacent site improvements into the project. Additional increased costs are due to the local demand for construction and the use of materials of higher quality than required by code. The state share of preliminary plans and working drawings were appropriated in the 2020 Budget Act and the state share of the construction phase is anticipated in a future budget.

On July 2, 2021, the Department of Finance notified the chairs of the Joint Legislative Budget and fiscal committees in each house of its intent to approve the preliminary plans no sooner than 20 days from that date.

\$2,047,000 Total authorized project cost

\$54,712,000 Total estimated project cost

\$574,000 State costs previously allocated: preliminary plans

\$573,000 Local costs previously allocated: preliminary plans

\$13,433,000 State costs to be allocated: \$450,000 working drawings and
\$12,983,000 construction

\$40,132,000 Local costs to be allocated: \$450,000 working drawings and
\$39,682,000 construction and equipment

CEQA

The district indicates it filed a Notice of Determination (NOD) with the County Clerk for its Master Plan in 2009, and that the 30-day statute of limitations expired without challenge. However, the district is having difficulty providing evidence of the filing. On March 2, 2021, the district provided a letter indicating that the 2009 Master Plan included the Performing Arts Facility and demonstrating that the NOD remains valid.

The Department of Finance will require proof of completion of the CEQA process prior to the approval of working drawings.

Real Estate Due Diligence

Community college districts have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

Approve preliminary plans	July 2021
Complete working drawings	March 2022
Start construction	August 2023
Complete construction	October 2025

Staff Recommendation: Approve preliminary plans.

ACTION ITEMS

ACTION ITEM—1

HIGH SPEED RAIL AUTHORITY (2665) INITIAL OPERATING SEGMENT, SECTION 1 VARIOUS COUNTIES

*Authority: 2012 Budget Act, Item 2665-306-0890 (1), as reappropriated by the 2018 Budget Act
2012 Budget Act, Item 2665-306-6043 (1), as reappropriated by the 2018 Budget Act
2014 Budget Act, Item 2665-306-3228 (1),
Section 39719(b) (2) of the Health and Safety Code
Section 39719.1 of the Health and Safety Code
Section 15854 of the Government Code*

Consider the adoption of Resolutions of Necessity authorizing the use of eminent domain by the High Speed Rail Authority to acquire the following properties or interests in property for the High Speed Train System:

- 1. Leonardo Bros Property (Fresno County)
Authority Parcel Numbers: FB-10-1682-1 and FB-10-1682-2
Assessor Parcel Numbers: 385-180-92S and 385-180-95S**
- 2. Security Land and Loan Property (Kings County)
Authority Parcel Numbers: FB-16-1025-1 and FB-16-1025-2
Assessor Parcel Number: None Assigned**
- 3. Oregel Property (Madera County)
Authority Parcel Number: MF-20-1285-1
Assessor Parcel Number: 036-240-013**

STAFF ANALYSIS ITEM—1

Item Pulled

ACTION ITEM—2

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225) CHUCKAWALLA VALLEY STATE PRISON - HEALTH CARE FACILITY IMPROVEMENT PROGRAM RIVERSIDE COUNTY

Authority: Section 28 of Chapter 7, Statutes of 2007

Consider approving an augmentation

\$3,617,000
(1.2 percent of total project appropriations)
(15.2 percent cumulative)

STAFF ANALYSIS ITEM—2

Department of Corrections and Rehabilitation
Chuckawalla Valley State Prison - Health Care Facility Improvement Program
Riverside County

Action Requested

If approved, the requested action will approve an augmentation.

Scope Description

The project is within scope. The Health Care Facility Improvement Program (HCFIP) project at Chuckawalla Valley State Prison (CVSP) will support CVSP's operation as a Basic institution as part of the California Department of Corrections and Rehabilitation (CDCR) HCFIP strategy to address statewide prison health care deficiencies. The purpose of the health care facility improvements at CVSP is to remedy deficiencies in primary care, specialty care, pharmacy, laboratory, and health care administration. CVSP is one of seventeen institutions designated as a Basic institution. Basic institutions will have the capability of providing routine specialized medical services and consultation for the generally healthy inmate-patient population.

This project includes renovations and additions to primary care clinics at Facilities A, B, C, and D; renovations to the central health services building; and a new health care administration building. The new primary care clinic renovations and additions at Facilities A, B, C, and D will provide primary health care consultation and treatment consistent with the delivery of a basic level of care. The renovated clinics will include lab draw stations to increase access to these services in an appropriate setting. The central health services renovation will provide specialty clinical services and consultation, and emergency treatment, consistent with a basic level of care. The new health care administration building will provide offices for health care administration staff that have been displaced by clinical activities at CVSP.

Funding and Cost Verification

This project is not within cost. On July 18, 2014, the State Public Works Board took an action to allocate \$17,817,000 of the \$300,000,000 General Fund appropriated in Section 28(a) of Chapter 7 of the Statutes of 2007 (AB 900), to fund the design and construction of this project. Section 7050(a)(5) of the Penal Code further provides this appropriation may also be used for the design and construction of the HCFIP projects at state prison facilities. On August 14, 2015, the Board approved preliminary plans, the

use of Inmate/Ward Labor (IWL), and an augmentation for this project in the amount of \$1,389,000 for a total project cost of \$19,206,000. On August 30, 2016, the Board recognized a decrease in project authority in the amount of \$895,000 for a total project cost of \$18,311,000. On March 13, 2020, the Board approved an augmentation in the amount of \$3,017,000 for a total project cost of \$21,328,000.

Subsequent to this action, a revised project cost estimate was prepared in association with increased construction costs. The increased construction and contingency costs are associated with Architectural and Engineering (A/E) design errors and omissions (E/Os) related to the omission of low voltage infrastructure pathways at all Sub-projects (SPs), plumbing line penetrations between the addition and existing building, and head of wall assemblies, relocation of roof drains, and changes to fire dampers at all SP1 clinics, and pharmacy casework revisions at SP2. The augmentation is also based on additional costs for Inmate/Ward Labor staff, casual labor, guarding, and construction inspections due to the extended schedule duration driven by the resolution of E/Os as well as COVID-19 related delays and State Fire Marshal requirements to correct existing fire-rated tunnel construction at all SP1 clinic renovations.

In addition to the construction cost increases identified above, the A/E design, CDCR project management, consultant program management, and utility costs line-items increased based on actual costs to date and the revised estimate to construction completion. The telecommunications line-item decreased based on actual costs to date and the revised estimate to construction completion. In addition, the Group I/II Equipment line-item increased based on the addition of erroneously omitted equipment.

Based on this new estimate, the total revised project cost is \$24,945,000, which is an increase of \$3,617,000. CDCR is requesting an augmentation of \$3,617,000 to cover these cost increases for the project.

On July 2, 2021, the Department of Finance notified the chairs of the Joint Legislative Budget and fiscal committees in each house of its intent to recommend the Board approve the augmentation no sooner than 20 days from that date.

\$21,328,000	Total authorized project costs
\$24,945,000	Total estimated project costs
\$21,328,000	Project costs previously allocated: \$911,000 for preliminary plans, \$734,000 for working drawings, and \$19,683,000 for construction (\$14,670,000 contract, \$880,000 contingency, \$676,000 A/E, \$1,258,000 other project costs, and \$2,199,000 agency retained items)
\$ 3,617,000	Augmentation to be allocated: an increase of \$3,617,000 for construction (\$2,969,000 contract, \$178,000 contingency, \$51,000 A/E, \$519,000 other project costs, and a decrease of \$100,000 agency retained items)

CEQA

CDCR filed a Notice of Exemption with the State Clearinghouse on May 8, 2015 and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

The Department of General Services, on behalf of CDCR, completed a Summary of Conditions Letter for this project on July 9, 2013 and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	August 2015
Complete working drawings	August 2016
Start construction	November 2016
Complete construction	April 2023

Staff Recommendation: **Approve an augmentation.**

OTHER BUSINESS

NONE

GENERAL PUBLIC COMMENT

REPORTABLES

Reportable Items

For the July 23, 2021 Board Meeting

Actions Authorized by Staff from May 29, 2021 through July 12, 2021

As Authorized by Resolution of the Board dated December 13, 2019

<u>Department/Org Code</u>	<u>Project Title</u>	<u>Project Authority</u>	<u>Action</u>	<u>Amount/(Percent)</u>
California Conservation Corps (3340)	CCC-Residential Center, Auberry: New Residential Center, Fresno County	2018 Budget Act, Item 3340-301-0001 (2) as reappropriated by the Budget Act of 2019	Approve an augmentation	\$137,000 (3.2 percent of total project appropriations) (3.2 percent cumulative)
Department of Forestry and Fire Protection (3540)	Bieber Forest Fire Station/Helitack Base: Relocate Facility, Lassen County	2007 Budget Act, Item 3540-301-0660(6), as reappropriated by the Budget Acts of 2009, 2011, 2013, 2016 and partially reverted by the Budget Act of 2019 2014 Budget Act, Item 3540-301-0660 (8), as reappropriated by the Budget Act of 2016 and partially reverted by the Budget Act of 2019 2020 Budget Act, Item 3540-301-0660 (1)	Approve an augmentation	\$673,080 (2.4 percent of total project appropriations) (2.4 percent of cumulative)

Department of Parks and Recreation (3790)	El Capitan State Beach, Entrance Improvements, Santa Barbara County	2016 Budget Act, Item 3790-301-6051 (1); 2019 Budget Act, Item 3790-301-6051 (2), as reappropriated by the 2020 Budget Act; 2019 Budget Act, Item 3790-301-0392 (1)(3), as reappropriated by the 2020 Budget Act	Approve an augmentation	\$238,000 (5.4 percent of total project appropriations) (5.4 percent of cumulative)
Department of Parks and Recreation (3790)	Old Town San Diego State Historic Park Building Demolition and Immediate Public Use, San Diego County	2009 Budget Act, Item 3790-301-6051 (10), as reappropriated by the 2015 Budget Act; 2019 Budget Act, Item 3790-301-6051	Approve increased cost within appropriation	\$806,000
Department of Public Health (4265)	Viral and Rickettsial Disease Laboratory Enhanced Upgrade, Contra Costa County	2007 Budget Act, item 4265-301-0001 (1); 2015 Budget Act, item 4265-301-0001 (1), as reappropriated by the 2016 Budget Act; 2018 Budget Act, item 4265-301-0001 (1); 2019 Budget Act, item 4265-301-0001 (1)	Approve an augmentation	\$341,000 (5 percent of appropriation) (5 percent cumulative)
Department of Corrections and Rehabilitation (5225)	Kings County Juvenile Project, Kings County	Sections 1970 – 1978 of the Welfare and Institutions Code	Recognize revised project costs	\$20,112,000 total authorized project costs Increase of \$7,729,000 local costs

California Community Colleges (6870)	Coast Community College District, Orange Coast College: Chemistry Building, Orange County	2020 Budget Act, Item 6870-301-6087 (22); 2021 Budget Act, Item 6870-301-6087 (31)	Approve preliminary plans	
California Community Colleges (6870)	El Camino Community College District, El Camino College: Music Building Replacement, Los Angeles County	2020 Budget Act, Item 6870-301-6087 (8)	Approve preliminary plans	
California Community Colleges (6870)	Grossmont-Cuyamaca Community College District, Grossmont College: Liberal Arts/Business/Computer Science Information Systems, San Diego County	2020 Budget Act, Item 6870-301-6087 (14); 2021 Budget Act, Item 6870-301-6087 (26)	Approve preliminary plans	
California Community Colleges (6870)	Mt. San Antonio Community College District, Mt. San Antonio College: Technology and Health Replacement, Los Angeles County	2020 Budget Act, Item 6870-301-6087 (48)	Approve preliminary plans	
California Community Colleges (6870)	Napa Valley Community College District, Napa Valley College: Modernize Industrial Technology Building 3100, Napa County	2020 Budget Act, Item 6870-301-6087 (21); 2021 Budget Act, Item 6870-301-6087 (30)	Approve preliminary plans	

California Community Colleges (6870)	South Orange County Community College District, Saddleback College: Science Match Building Reconstruction, Orange County	2020 Budget Act, Item 6870-301-6087 (42)	Approve preliminary plans	
California Community Colleges (6870)	Los Rios Community College District, Rancho Cordova Educational Center: Rancho Cordova Phase 2, Sacramento County	2020 Budget Act, Item 6870-301-6087 (3); 2021 Budget Act, Item 6870-301-6087 (23)	Approve preliminary plans	
California Community Colleges (6870)	San Bernardino Community College District, Crafton Hills College: Performing Arts Center Replacement, San Bernardino County	2020 Budget Act, Item 6870-301-6087 (19); 2021 Budget Act, Item 6870-301-6087 (29)	Approve preliminary plans	
California Community Colleges (6870)	Sonoma County Junior College District, Santa Rosa Junior College: Tauzer Gym Renovation, Sonoma County	2020 Budget Act, Item 6870-301-6087 (10)	Approve preliminary plans	
California Community Colleges (6870)	West Hills Community College District, West Hills College Lemoore: Instructional Center Phase 1, Kings County	2019 Budget Act, Item 6870-301-6087 (59) as reappropriated by the 2020 Budget Act	Approve preliminary plans	

California Community Colleges (6870)	Los Angeles Community College District, East Los Angeles College: Facilities Maintenance and Operations Replacement, Los Angeles County	2020 Budget, Item 6870-301-6087 (9)	Approve preliminary plans	
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